Lease

This indenture, made on July 30,1980, between Frank M. and Lynn J. Ochberg, hereinafter called lessor, and Tadraick Dempsey, Robert Corkey, hereinafter called lessee, witnesseth that the lessor does by these presents lease and demise unto the lessee all of the property situated at 3807 Ingomar Street N.W., Washington, D.C., 20015, and all that property situated in Bowling Green Magisterial District, Caroline County, Virginia, located one mile south of Passing, Virginia, on the west side of Virginia State Route 625 and containing 38.4 acres and recorded in Caroline County as Plot #760, for a term of 52 weeks beginning August 9, 1980, and ending August 9,1981, for a monthly rent of $1000.00 due as follows: $1000.00 due before August 9,1980, representing a security deposit on the property to be returned within 30 days of the termination of this lease or subsequent renewals thereof if the premises are in as good condition as at the inception of the lease excluding normal wear and tear, or as much of said security deposit shall be refunded as is remaining after whatever expenses are deducted from it to render the premises in good rentable condition excluding normal wear and tear. The rent of $1000.00 shall be due on August 9.1980, and payable to the account of the lessor, # 810-3834-1 of the Perpetual Federal Savings and Loan Association, at any of its many branches, or at its main offices at 11th and E Streets N.W., Washington, D.C., 20004. Rent shall then be due on the 9th of each of the next eleven months.

Lessee agrees to notify Lessor 60 days before the termination of the lease as to whether he intends to renew the lease which shall be his option with the understanding that the rental for a renewal for another term of 52 weeks shall be increased by a factor of ten per cent. If Lessee elects not to renew, Lessor reserves the right to advertise said premises and have prospective tenants see the house at times convenient to the Lessee during the last 60 days of the lease.

Lessee agrees not to park cars on neighbors' frontage.

Lessee agrees not to paint over irreplaceable chestnut woodwork in Living Room, and not to make capital improvements upon the premises without the prior consent of the Lessor.

Lessee agrees to let, sublet, or assign under this lease only with prior consent of the Lessor.

Lessee agrees to keep premises in good condition excluding normal wear and tear and to keep the grounds in a green and trim condition.

Lessee agrees to abide by all governmental laws and ordinances pertaining to the occupation of these premises, but should it be determined by a court of law that it is unlawful for the lessee to continue to occupy these premises, he shall be released from obligations under this lease with 60 day notice to Lessor.

Lessee agrees to pay when due all water, gas, electricity, telephone, and refuse disposal fees in connection with his occupancy of the premises.

Should Lessee occupy these premises after the expiration of this lease without a written renewal therof, such possession shall constitute a tenancy from month to month at a rental of $1100.00 per month, due the 9th of each month.

Damage to movable objects in the house, air conditioner, washer, dryer, carpets, drapes, curtains, waterbed, and microwave oven, shall be repaired at the discretion and expense of the Lessee.

Damage to permanent fixtures, dishwasher, disposal, electric range and oven refrigerator, furnace, hot water heater and jacuzzi shall be repaired by arrangement between Lessee and appropriate repairmen and the cost shall be deducted from the next month's rent and invoices mailed to Lessor at 4383 Maumee Dr., Okemos, Michigan, 48864.

In witness whereof Lessee and Lessor have executed this indenture as of July 30,1980.

Lessor: Frank M. Ochberg Lynn J. Ochberg 7/30/80 (seal)

Lessee: _____ (seal)

_____ (seal)